

| No. | Revision / Issue | Date |
|-----|------------------|----------|
| J | Client Comments | 01-21-13 |
| K | Client Comments | 01-24-13 |
| L | Client Comments | 02-13-13 |
| M | Client Comments | 03-27-13 |
| N | Client Comments | 06-10-13 |
| O | Client Comments | 06-17-13 |

| No. | Revision / Issue | Date |
|-----|------------------|----------|
| A | 90% ZD Issue | 11-23-09 |
| B | Client Comments | 02-10-10 |
| C | Client Comments | 02-26-10 |
| D | Client Comments | 03-25-11 |
| E | ZD Redesign | 06-16-11 |
| F | Client Comments | 06-23-11 |
| G | Client Comments | 07-13-11 |
| H | swmp | 01-03-12 |
| I | client comments | 01-16-12 |

MITCHELL J. ARCHITECTURE, INC.
4885 RONSON COURT, SUITE N
SAN DIEGO, CA 92111
858.650.3130 (ph) / 858.650.3140 (fax)



mobilitie
telecommunications infrastructure

VOLCAN MOUNTAIN
2973 VOLCAN MOUNTAIN RANCH ROAD
JULIAN, CA 92036



| | |
|------------|------------|
| Project | 3CA60005 |
| Date | 06-17-2013 |
| Drawn by | jcn |
| Checked by | mjc |
| Scale | NO SCALE |

Title Sheet, Project Information & Vicinity Map

architecture Mitchell J



mobilitie
telecommunications infrastructure

VOLCAN MOUNTAIN

2973 VOLCAN MOUNTAIN RANCH ROAD, JULIAN, CA 92036

LEGAL DESCRIPTION

ALL THAT PORTION OF PARCEL A OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 54°56'34" EAST, 180.79 FEET TO THE POINT BEGINNING, THENCE SOUTH 86°48'22" EAST, 20.00 FEET, THENCE SOUTH 03°03'38" WEST, 35.00 FEET, THENCE NORTH 86°48'22" WEST, 20.00 FEET, THENCE NORTH 03°03'38" EAST, 35.00 FEET TO THE POINT OF BEGINNING.

FROM VLN'S MTSO IN KEARNY MESA - 4777 MERCURY STREET, KEARNY MESA, 92111
1. START OUT HEADING NORTH ON MERCURY ST. TOWARD RONSON RD. (0.3 MI)
2. TAKE THE 2ND RIGHT ONTO CLAIREMONT MESA BLVD (0.3 MI)
3. TAKE THE RAMP ONTO CA-163 S (1.6 MI)
4. TAKE EXIT 7A TO MERGE ONTO I-805 S (2.7 MI)
5. TAKE THE EXIT ONTO I-8 E TOWARD EL CENTRO (33.7 MI)
6. TAKE THE JAPATUL RD/CA-79 EXIT TOWARD JULIAN (0.3 MI)
7. TURN LEFT AT CA-79/JAPATUL VALLEY RD (SIGNS FOR DESCANSO/JULIAN) CONTINUE TO FOLLOW CA-79 (2.8 MI)
8. TURN LEFT AT CA-79/CUTMAGNA HWY (20.2 MI)
9. TURN RIGHT AT CA-79 (2.1 MI)
10. TURN LEFT AT WYNOLA RD (0.8 MI)
11. TURN RIGHT TO STAY ON WYNOLA RD (0.6 MI)
12. TURN LEFT AT FARMER RD (3.5 MI)
13. TURN RIGHT TO STAY ON FARMER RD (0.5 MI) (GATE IS LOCKED AT THE INTERSECTION OF FARMER ROAD AND UNNAMED ROAD WHERE WE WILL MEET PROPERTY OWNER OR REPRESENTATIVE FOR ACCESS)
14. TURN LEFT AT UNNAMED RD (1.9 MI)
15. ARRIVE AT DESTINATION AT DEAD END LOCATED ON TOP OF VOLCAN MOUNTAIN (33.15889, -116.61573)

ESTIMATED TIME: 1 HOUR 27 MINUTES, ESTIMATED DISTANCE: 52.3 MILES



RF INITIALS:

DATE

ZONING/PLANNING INITIALS:

DATE

A&E MANAGER INITIALS:

DATE

CONSTRUCTION INITIALS:

DATE

SITE ACQUISITION INITIALS:

DATE

LANDLORD INITIALS:

DATE

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

PROJECT STATEMENT

I HEREBY CERTIFY THAT THIS PROJECT COMPLIES WITH TITLE 24, PART 6 OF THE CALIFORNIA STATE CODE.



SIGNED

LEGAL DESCRIPTION

DIRECTIONS TO SITE

VICINITY MAP

CLIENT APPROVALS

TITLE 24 COMPLIANCE

APPLICABLE CODES

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:
- 1. 2010 CALIFORNIA BUILDING CODE (CBC) / 2009 INTERNATIONAL BUILDING CODE (IBC)
 - 2. 2010 CALIFORNIA RESIDENTIAL CODE (CRC) / 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - 3. 2010 CALIFORNIA ELECTRICAL CODE (CEC) / 2008 NATIONAL ELECTRICAL CODE (NEC)
 - 4. 2010 CALIFORNIA MECHANICAL CODE (CMC) / 2009 UNIFORM MECHANICAL CODE (UMC)
 - 5. 2010 CALIFORNIA PLUMBING CODE (CPC) / 2009 UNIFORM PLUMBING CODE (UPC)
 - 6. 2010 CALIFORNIA FIRE CODE (CFC) / 2009 (IFC)
 - 7. 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
 - 8. 2008 BUILDING ENERGY EFFICIENCY STANDARDS

SITE NAME
VOLCAN MOUNTAIN

MOBILITE SITE ID:
3CA60005

SITE ADDRESS
2973 VOLCAN MOUNTAIN RANCH RD
JULIAN, CA 92036

OWNER
PHILIP RUTHERFORD
115 SOUTH PLAZA ROAD
BRANLEY, CA 92227

CURRENT ZONING:
A72

(E) OCCUPANCY:
SBO

JURISDICTION:
COUNTY OF SAN DIEGO

(E) TYPE OF CONSTRUCTION:
TYPE II-B

ASSESSORS PARCEL NUMBER:
244-021-01

EXISTING CARRIERS
ATTN AND NEXTEL IS CURRENTLY LOCATED ON THE SUBJECT SITE

OWNER CONTACT
PHILIP RUTHERFORD
(760) 344-4041

APPLICANT
MOBILITE, LLC
660 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660
(949) 515-1500

SPRINKLERED BLDG:
NO

(P) OCCUPANCY:
U-2 (TELECOM FACILITY)

PROPERTY ACREAGE:
11.81 ACRES

(P) TYPE OF CONSTRUCTION:
TYPE II-B

ARCHITECTS & ENGINEERS

MITCHELL J. ARCHITECTURE
4885 RONSON COURT, SUITE N
SAN DIEGO, CA 92111
TEL: (858) 650-3130
FAX: (858) 650-3140

CONTACT: JD NEWMAN (PROJECT MANAGER)

PLANNING

PDC CORPORATION
3155-C AIRWAY AVE
COSTA MESA, CA 92626
CONTACT: MARGARET CHANG
(949) 689-9627

APPLICANT

MOBILITE, LLC
660 NEWPORT CENTER DRIVE
STE. 200
NEWPORT BEACH, CA 92660
CONTACT: PROPERTY MANAGEMENT
(949) 515-1500

PROJECT DESCRIPTION:

- MOBILITE PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS AND ASSORTED RACKS INSIDE EXISTING CONCRETE BUILDING FOR WIRELESS COMMUNICATIONS NETWORKS.
- MOBILITE LEASE AREA OF 25,415 S.F. TOTAL, (20,415 S.F. EXTERIOR SPACE INCLUDING (E) LATTICE TOWER AND 5,000 S.F. INTERIOR SPACE INCLUDING MULTI-CARRIER EQUIPMENT AREAS INCLUDING (E) ATTN SITE NO GROUND EXPANSION PROPOSED.)
 - MULTI-CARRIER EQUIPMENT AREAS WITHIN EXISTING CONCRETE BUILDING
 - PROPOSED VERIZON WIRELESS (12) PANEL ANTENNAS, (12) RRU's, (3) SURGE PROTECTORS, (6) MICROWAVE DISH ANTENNAS, & (2) GPS ANTENNAS LOCATED ON AN EXISTING LATTICE TOWER ANTENNA SUPPORT STRUCTURE.
 - PROPOSED VERIZON WIRELESS GENERATOR WITHIN CMU BLOCK HALL ENCLOSURE (NOISE CONTROL FEATURE) PROPOSED WITHIN EXISTING LEASE AREA
 - PROPOSED 155 FEET OF U/G UTILITY TRENCHING

SITE COORDINATES:
LATITUDE: 33° 04' 33.3" N LONGITUDE: 116° 36' 56.2" W

| Sheet Number | Sheet Title |
|--------------|--|
| G-001 | TITLE SHEET - PROJECT INFORMATION & VICINITY MAP |
| A-101 | SITE PLAN & NOTES |
| A-102 | ENLARGED SITE PLAN |
| A-103 | SWMP PLAN |
| A-201 | EXTERIOR ELEVATIONS |
| A-202 | EXTERIOR ELEVATIONS |
| D-501 | ANTENNA LAYOUT PLAN |
| C-1 | TOPOGRAPHIC SURVEY |
| C-2 | TOPOGRAPHIC SURVEY |
| C-3 | TOPOGRAPHIC SURVEY |

SDC PDS RCVD 06-19-13
MUP08-046W1

APPLICABLE CODES

PROJECT SUMMARY

CONSULTANT TEAM

SHEET INDEX

G-001



SITE PLAN

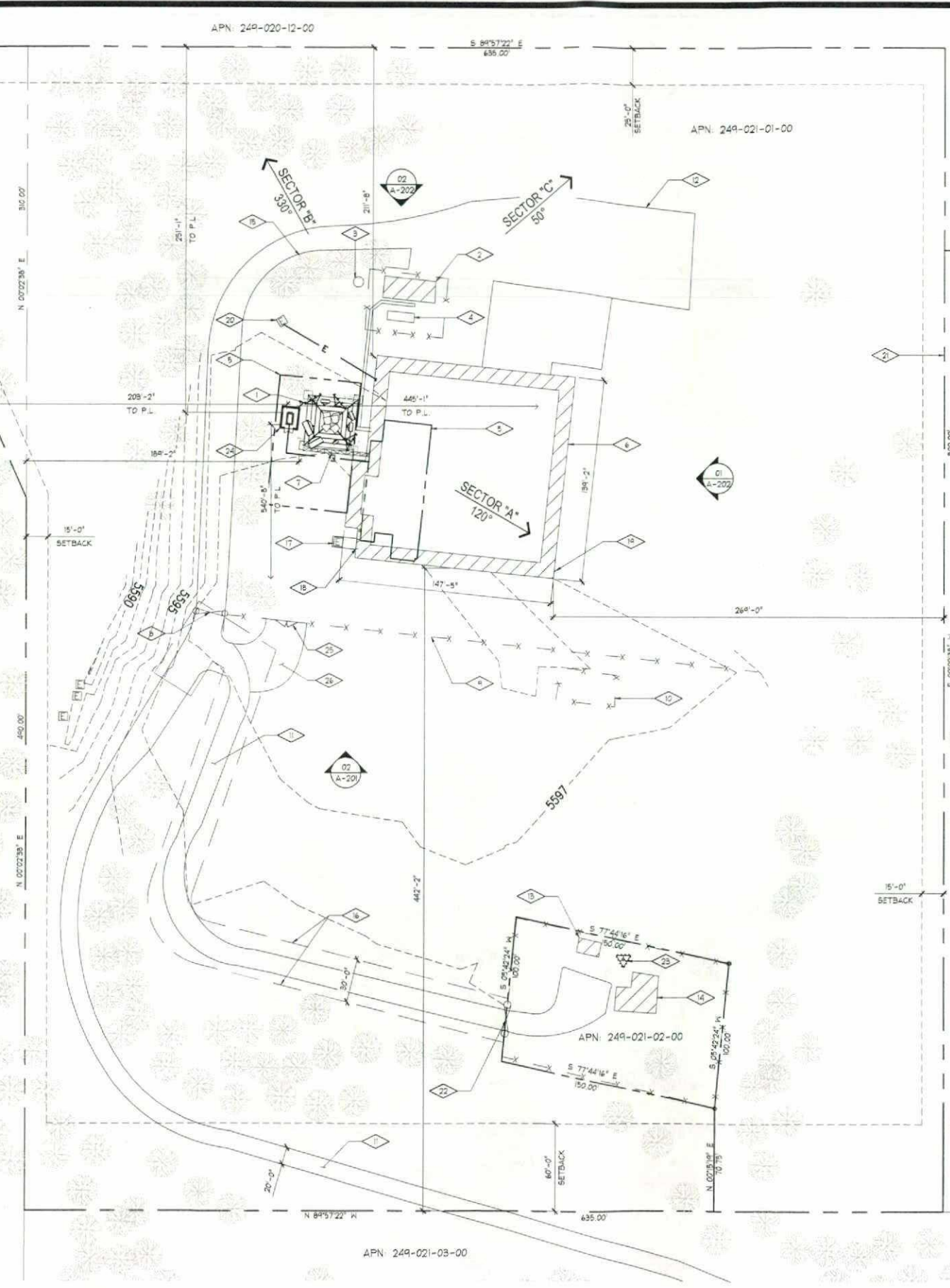
SCALE: 1" = 40'-0"

APN: 247-200-02-00

APN: 249-020-12-00

APN: 249-021-01-00

APN: 249-021-03-00



LEGAL DESCRIPTION
ALL THAT PORTION OF PARCEL A OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 94°56'54" EAST, 180.79 FEET TO THE POINT BEGINNING, THENCE SOUTH 84°49'22" EAST, 20.00 FEET, THENCE SOUTH 03°10'38" WEST, 35.00 FEET, THENCE NORTH 84°49'22" WEST, 20.00 FEET; THENCE NORTH-03°10'38" EAST, 35.00 FEET TO THE POINT OF BEGINNING.

- SITE PLAN KEY NOTES**
- 1 (P) VERIZON WIRELESS PANEL ANTENNAS (4 PER SECTOR, 12 TOTAL) MOUNTED ON (E) LATTICE TOWER
 - 2 (E) CONCRETE EQUIPMENT SHELTER (COUNTY SHERIFF)
 - 3 (E) WATER TANK
 - 4 (E) PROPANE TANK
 - 5 LOCATION OF PROPOSED MOBILE LEASE AREA OF 25,415 S.F. TOTAL (20,415 S.F. OUTSIDE SPACE INCLUDING (E) 20' B' HIGH LATTICE TOWER WITH PROPOSED PANEL ANTENNAS (TOTAL 12), 5,000 S.F. INTERIOR SPACE INCLUDING MULTI-CARRIER EQUIPMENT AREAS, AND EXISTING AT&T EQUIPMENT AREA. SEE A-102 FOR ENLARGED SITE PLAN & ADDITIONAL INFORMATION
 - 6 (E) BUILDING (CONCRETE)
 - 7 (E) LATTICE TOWER
 - 8 (E) ACCESS GATE
 - 9 (E) CHAIN LINK FENCE WITH BARBED WIRE
 - 10 (E) WIP
 - 11 (E) PAVED ACCESS ROAD
 - 12 (E) PARKING LOT
 - 13 (E) SHELTER
 - 14 (E) BUILDING
 - 15 (E) PINE TREE, (TYP.)
 - 16 30' ACCESS & COMMUNICATIONS EASEMENT
 - 17 (E) TRANSFORMER #03750088325-211-B7
 - 18 (E) ELECTRICAL CLOSET AND AT&T METER
 - 19 (E) TELCO PEDESTAL
 - 20 (E) TRANSFORMER #211-249-D19135; PROPOSED POWER POC
 - 21 (E) PROPERTY LINE (TYP.)
 - 22 (E) GATE
 - 23 (E) NEXTEL SITE
 - 24 (P) VERIZON WIRELESS WIRELESS GENERATOR W/ BACKUP DIESEL TANK INSIDE 8'-0" HIGH "NOISE CONTROL FEATURE" CMU BLOCK WALLS WITH STEEL ACCESS DOORS
 - 25 (P) 16'-0" GATE FOR MOBILE ACCESS
 - 26 (P) DRIVEWAY ACCESS TO MOBILE SITE

| DESIGNATOR | SETBACK SCHEDULE (ZONING) | | | | | |
|------------|---|--|---|--|--------------------------------|----|
| | FRONT YARD | | SIDE YARD | | REAR YARD | |
| | Abutting public street or private thoroughfare except those subject to Note (d). (Measured from Centerline) | | Interior Setback measured from lot line | Exterior(s) Setback measured from centerline | Setback measured from lot line | |
| | Standard Setback | Setbacks for certain Major Subdivisions recorded after January 1, 1986 | | | | |
| | Street Width in Feet: | | | | | |
| | 50 | 52 | 56 | | | |
| C | 60 (f) | 60 (f) | 60 (f) | 60 (f) | 15 | 35 |
| | | | | | 25 | |

Underground Service Alert

Call: TOLL FREE
1-800
422-4133

TWO WORKING DAYS BEFORE YOU DIG

NOTIFY DIG-ALERT OR PRIVATE LOCATING COMPANY PRIOR TO ANY EXCAVATING OR TRENCHING

| No. | Revision / Issue | Date |
|-----|------------------|----------|
| J | Client Comments | 01-21-13 |
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| M | Client Comments | 03-27-13 |
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| O | Client Comments | 06-17-13 |

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| D | Client Comments | 03-25-11 |
| E | ZD Redesign | 06-16-11 |
| F | Client Comments | 06-23-11 |
| G | Client Comments | 07-13-11 |
| H | ewmp | 01-03-12 |
| I | client comments | 01-18-12 |

SITE PLAN AND NOTES

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Volcan Mountain
2973 VOLCAN MOUNTAIN RANCH ROAD
JULIAN, CA 92036

Mitchell J. Architecture

architect



| | |
|------------|-------------|
| Project | 3CA60005 |
| Date | 06-17-2013 |
| Drawn By | jdh |
| Checked By | mjc |
| Scale | 1" = 40'-0" |

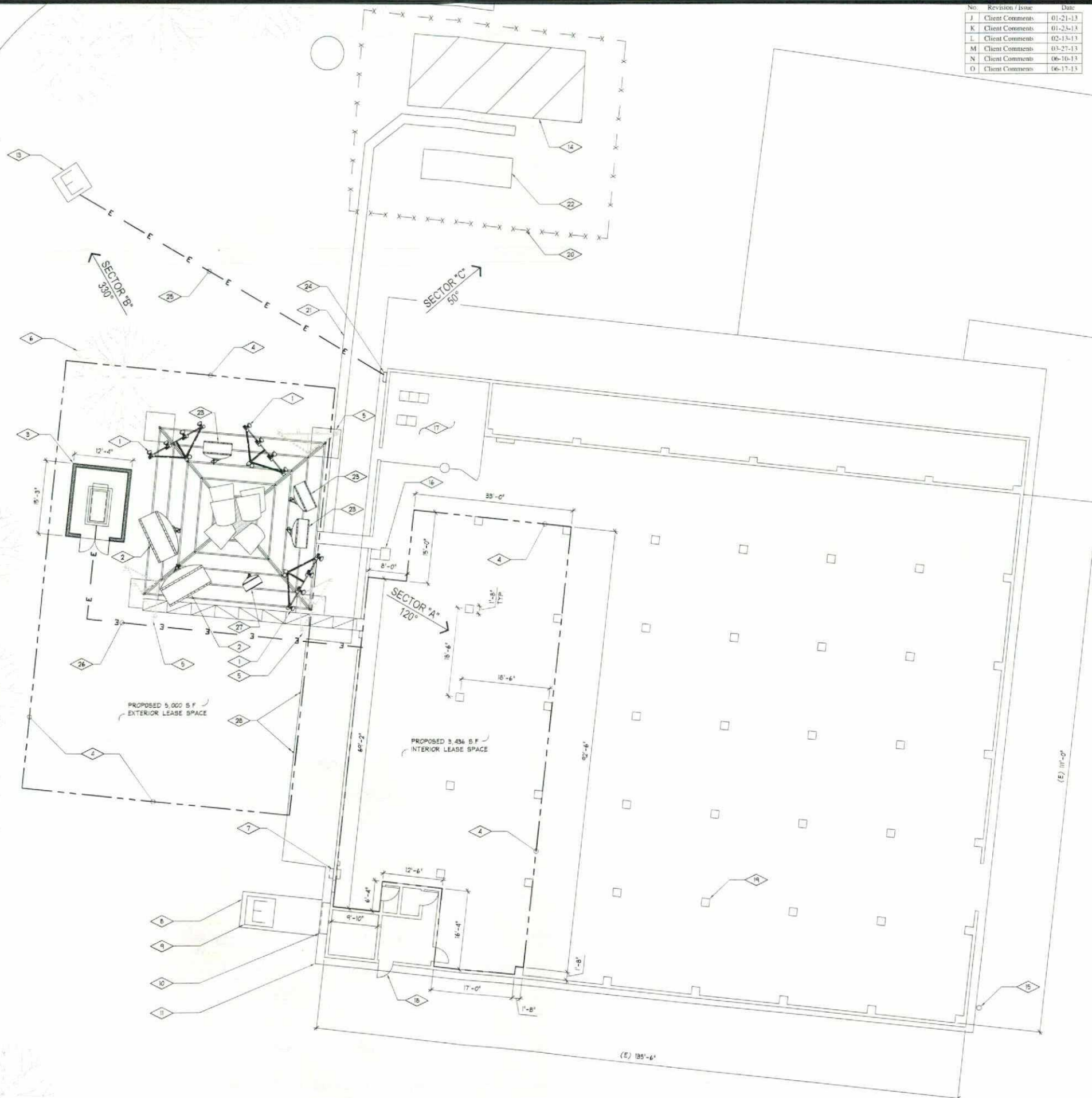
A-101

| No. | Revision / Issue | Date |
|-----|------------------|----------|
| J | Client Comments | 01-21-13 |
| K | Client Comments | 01-25-13 |
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| F | Client Comments | 06-23-11 |
| G | Client Comments | 07-13-11 |
| H | swmp | 01-03-12 |
| I | client comments | 01-18-12 |

ENLARGED SITE PLAN KEYNOTES

- 1 (P) VERIZON WIRELESS PANEL ANTENNAS (4 PER SECTOR, 12 TOTAL) MOUNTED ON (E) LATTICE TOWER
- 2 (P) VERIZON WIRELESS 10' 6" MH DISH ANTENNAS (TOTAL 2)
- 3 (P) VERIZON WIRELESS WIRELESS GENERATOR W/ BACKUP DIESEL TANK INSIDE 8 FT. HIGH 'NOISE CONTROL FEATURE' CPU BLOCK HALLS WITH STEEL ACCESS DOOR.
- 4 (P) MOBILITIE LEASE AREA
- 5 (E) AT&T ANTENNAS
- 6 (E) PINE TREE, (TYP.)
- 7 (E) AT&T METER
- 8 (E) CONCRETE SLAB
- 9 (E) TRANSFORMER #03750080325-211-07
- 10 (E) ELECTRICAL CLOSET (SHOWN DASHED)
- 11 (E) BUILDING OVERHANG
- 12 (E) EDGE OF PAVED ROAD
- 13 (E) TRANSFORMER #211-243-D-9935 AND POWER POC
- 14 (E) CONCRETE SHELTER (COUNTY SHERIFF)
- 15 (E) TELCO PEDESTAL
- 16 (E) EQUIPMENT CABINETS (BY OTHERS)
- 17 (E) AT&T INDOOR FENCED EQUIPMENT AREA
- 18 (E) WAREHOUSE ACCESS
- 19 (E) 20' X 20' CONCRETE COLUMN, (TYP.)
- 20 (E) CHAINLINK FENCE WITH BARBED WIRE
- 21 (E) OVERHEAD CABLE TRAY
- 22 (E) PROPANE TANK
- 23 (P) VERIZON WIRELESS 6' 6" MH DISH ANTENNAS (TOTAL 3)
- 24 (P) 120/240, SINGLE PHASE 400 AMP METER PANEL
- 25 (P) U/G POWER TRENCH, APPROX. 75'-0" IN LENGTH
- 26 (P) U/G UTILITY TRENCH, APPROX. 80'-0" IN LENGTH
- 27 (P) VERIZON WIRELESS 4' 6" MH DISH ANTENNA (TOTAL 1)
- 28 (P) VERIZON WIRELESS GPS ANTENNAS (TOTAL 2)



ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

ENLARGED SITE PLAN

mobilitie
telecommunications infrastructure

Volcan Mountain
2973 VOLCAN MOUNTAIN RANCH ROAD
JULIAN, CA 92036

architecture **Mitchell J.** architecture

Mitchell J. Architecture, Inc.
2973 Volcan Mountain Ranch Road
Julian, CA 92036
858.650.3130 (ph) / 858.650.3140 (fax)

LICENSED ARCHITECT
MICHIGAN & CALIFORNIA
No. C20355
JAN 3-31-05
STATE OF CALIFORNIA

Project: 3CA60005
Date: 06-17-2013
Drawn By: jdn
Checked By: mjc
Scale: 1" = 10'-0"

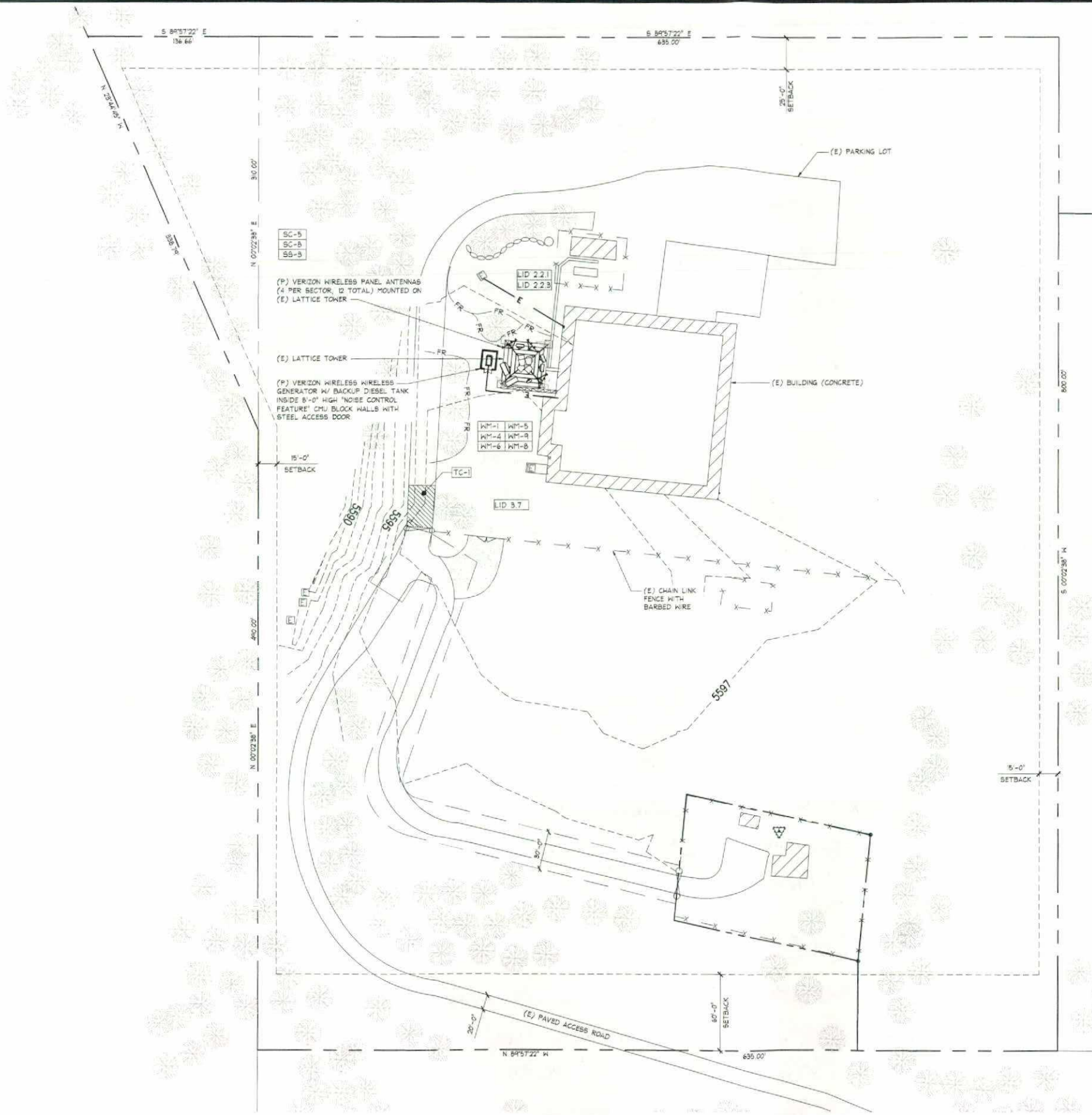
Mitchell J. Architecture

A-102



SWMP PLAN

SCALE: 1" = 40'-0"



| No. | Revision / Issue | Date |
|-----|------------------|----------|
| J | Client Comments | 01-21-13 |
| K | Client Comments | 01-21-13 |
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| O | Client Comments | 06-17-13 |

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| H | swmp | 01-03-12 |
| I | client comments | 01-18-12 |

BMP LEGEND

MATERIALS & WASTE MANAGEMENT CONTROL BMPs:

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION AND CONTROL
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

- SC-5 FIBER ROLLS — FR — FR —
- SC-6 / SC-8 GRAVEL OR SAND BAGS
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- SS-3 BONDED FIBER MATRIX OR STABILIZED FIBER MATRIX

LOW IMPACT DEVELOPMENT BMPs:

- LID 2.2.1 CONSERVATION OF NATURAL DRAINAGES, WELL DRAINED SOILS AND SIGNIFICANT VEGETATION.
- LID 2.2.3 MINIMIZE IMPERVIOUS SURFACES.
- LID 3.7 LID LANDSCAPING DESIGN

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Volcan Mountain
2973 VOLCAN MOUNTAIN RANCH ROAD
JULIAN, CA 92036

MITCHELL J. ARCHITECTURE, INC.
4883 Norson Court, Suite N
San Jose, CA 95120 (408) 858-5500 / 858-5501 (fax)
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MITCHELL J. ARCHITECTURE
architect

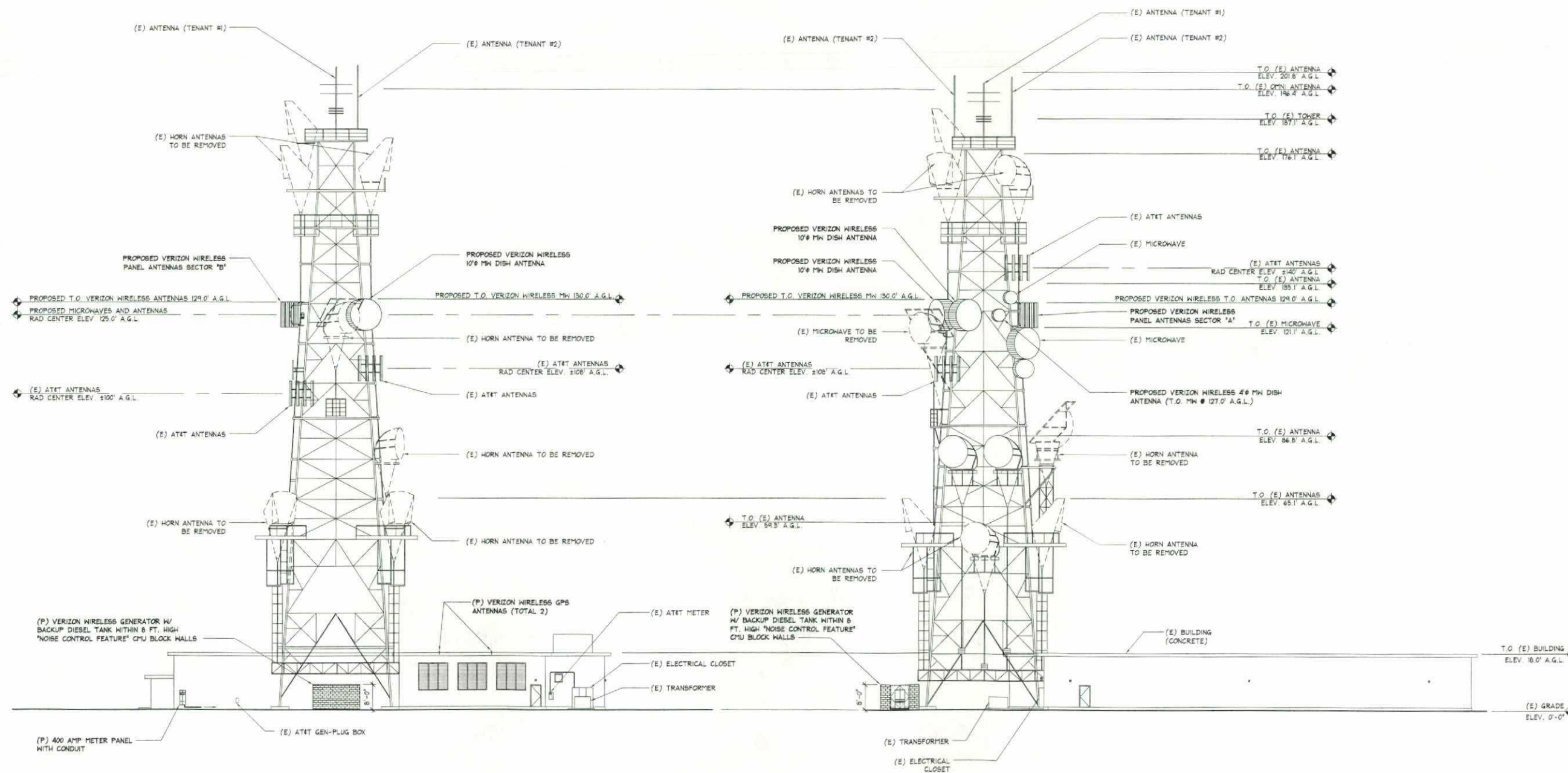
| | |
|--|-------------|
| LICENSED ARCHITECT MICHELLE J. CAMACHO No. C20355 REV. 3-31-15 STATE OF CALIFORNIA | |
| Project | 3CA60005 |
| Date | 06-17-2013 |
| Drawn By | jdn |
| Checked By | mjc |
| Scale | 1" = 40'-0" |

Mitchell J. Architecture

A-103

| No. | Revision / Issue | Date |
|-----|------------------|----------|
| J | Client Comments | 01-21-13 |
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| H | swmp | 01-03-12 |
| I | client comments | 01-18-12 |



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATIONS

Volcan Mountain
2973 VOLCAN MOUNTAIN RANCH ROAD
JULIAN, CA 92036

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telecommunications infrastructure

Mitchell J. Architecture

Mitchell J. Architecture, Inc.
4883 Camino N
San Diego, CA 92111
858.650.3130 (PH) / 858.650.3140 (Fax)

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| | |
|------------|---------------|
| Project | 3CA60005 |
| Date | 06-17-2013 |
| Drawn By | jdn |
| Checked By | mjc |
| Scale | 1/16" = 1'-0" |

Mitchell J. Architecture

A-201

| No. | Revision / Issue | Date |
|-----|------------------|----------|
| J | Client Comments | 01-21-13 |
| K | Client Comments | 01-23-13 |
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EXTERIOR ELEVATIONS

VOLCAN MOUNTAIN
2973 VOLCAN MOUNTAIN RANCH ROAD
JULIAN, CA 92036

mobilitie
telecommunications infrastructure

Mitchell J. Architecture, Inc.
4883 Revere Court, Suite N
San Jose, CA 95130 (408) 858-5500 FAX (408) 858-5501
www.mitchellj.com

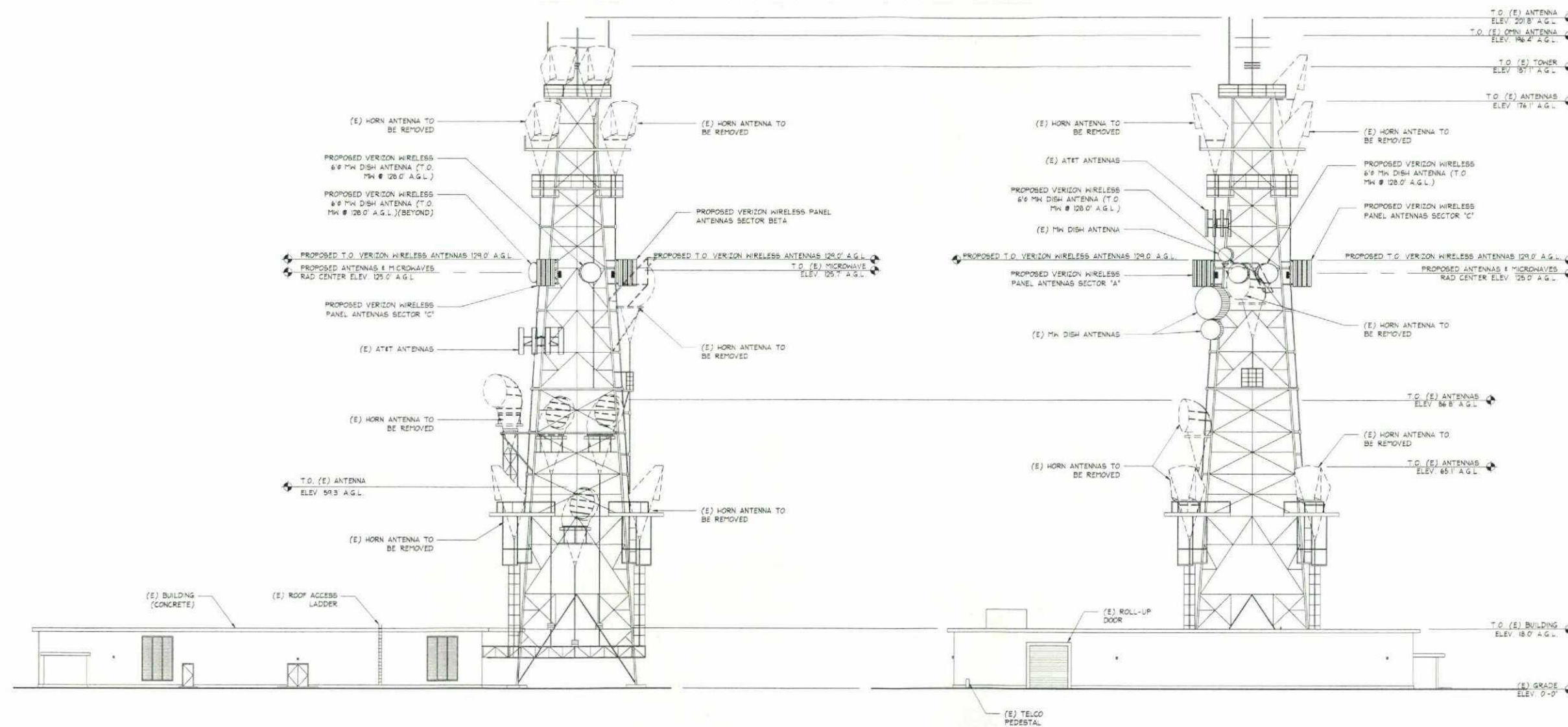
architecture Mitchell J. architecture



| | |
|------------|---------------|
| Project | 3CA60005 |
| Date | 06-17-2013 |
| Drawn By | jd |
| Checked By | mjc |
| Scale | 1/16" = 1'-0" |

Mitchell J. Architecture

A-202



2 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

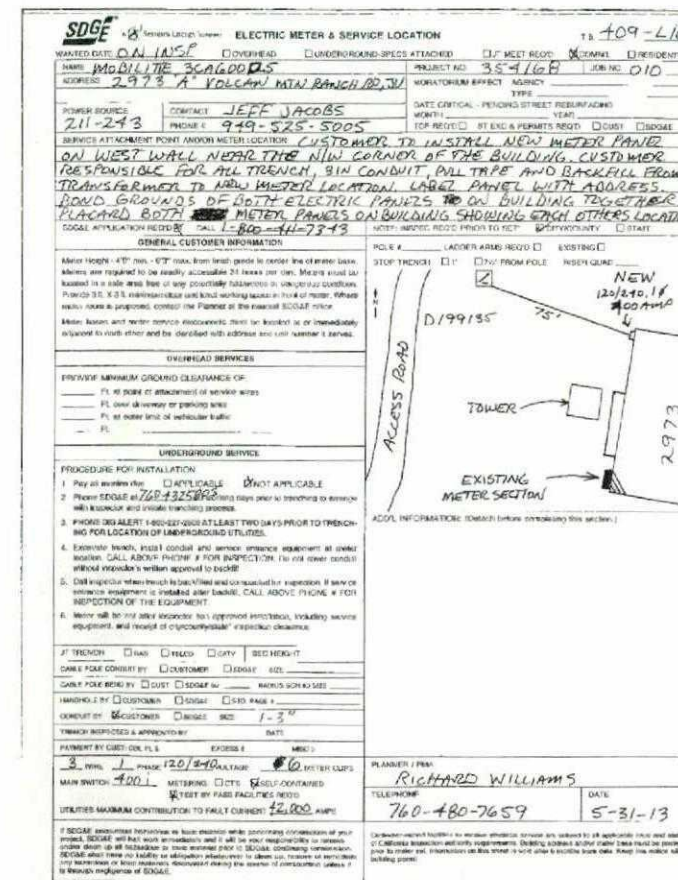
1 EAST ELEVATION

SCALE: 1/16" = 1'-0"

| No. | Revision / Issue | Date |
|-----|------------------|----------|
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| I | client comments | 01-18-12 |

NOTE

PROPOSED CELLULAR ANTENNAS - 8'-0" LENGTH



1 ANTENNA LAYOUT PLAN

SDG&E SERVICE ORDER

VOLCAN MOUNTAIN
2973 VOLCAN MOUNTAIN RANCH ROAD
JULIAN, CA 92036

telecommunications infrastructure

mobilitie

Mitchell J architecture

Mitchell J architecture, inc.
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Mitchell J. Architecture is a leader in the design of telecommunications infrastructure. We have designed and constructed a wide range of facilities including cellular towers, microwave towers, and fiber optic networks. Our design services include site analysis, conceptual design, and detailed design. We also provide construction management services for our clients. Mitchell J. Architecture is a member of the International Brotherhood of Architects and Engineers (I.B.A.E.).



| | |
|------------|------------|
| Project | 3CA60005 |
| Date | 06-17-2013 |
| Drawn by | jdn |
| Checked by | mjc |
| Scale | AS SHOWN |

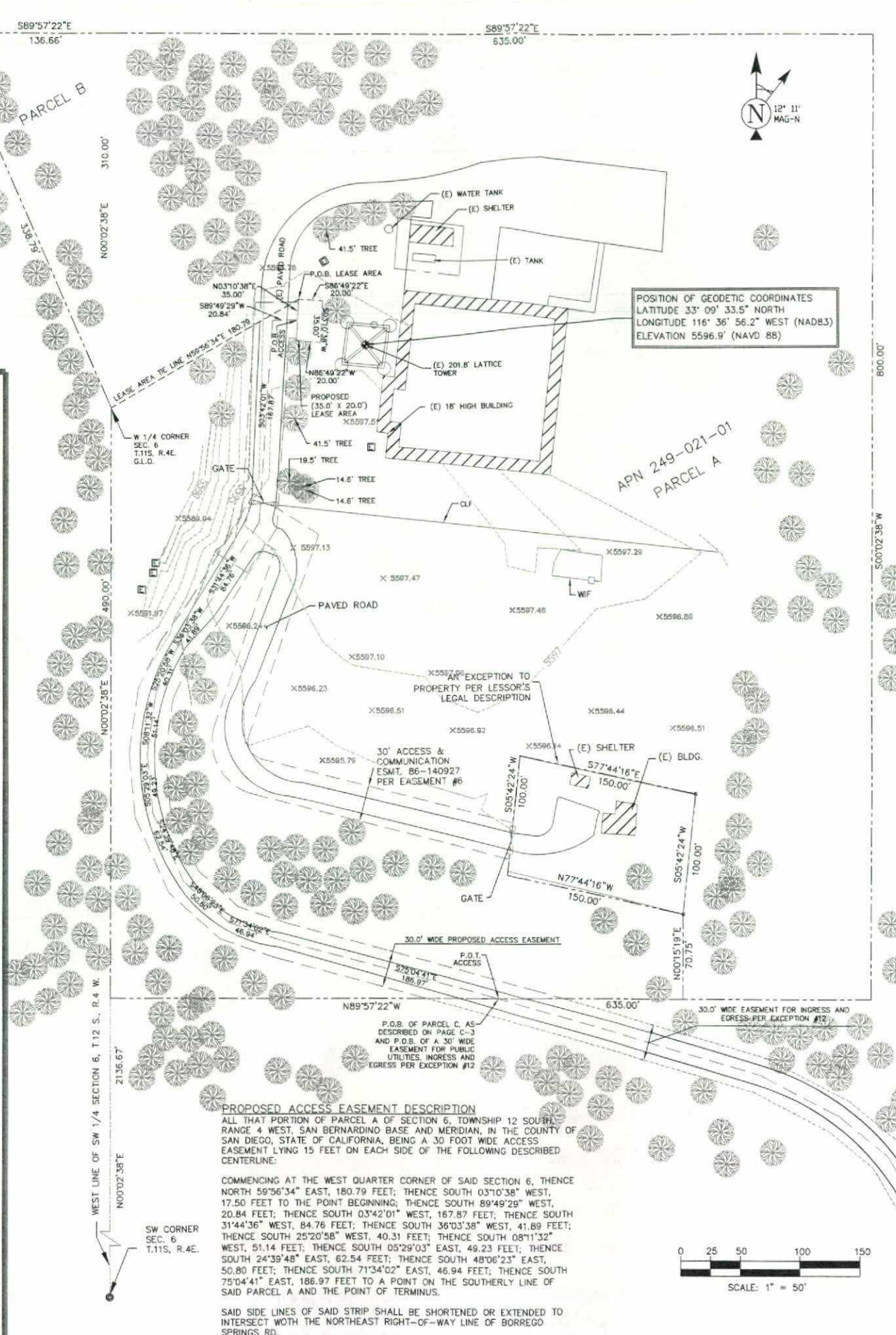
Mitchell L. Architecture

D-501

| LEGEND | |
|---|--------------------------------|
| P.O.B. POINT OF BEGINNING | P.U.E. PUBLIC UTILITY EASEMENT |
| P.O.T. POINT OF TERMINUS | |
| VC&G VERTICAL CURB & GUTTER | WATER CONTROL VALVE |
| R/W RIGHT OF WAY | FIRE HYDRANT |
| AP ASPHALT | GUY WIRE |
| D/W ACCESS DRIVEWAY | FOUND AS NOTED |
| TOP TOP OF SLOPE | POWER POLE |
| TOE TOP OF SLOPE | LIGHT POLE |
| TBM TEMPORARY BENCHMARK | ELECTRICAL TRANSFORMER |
| SW SIDEWALK | AIR CONDITIONING UNIT |
| TP TOP OF PARAPET | TELEPHONE PEDESTAL |
| TW TOP OF WALL | ELECTRIC CABINET |
| LOT NUMBER | ELECTRIC METER |
| BENCHMARK OR POSITION OF GEODETIC COORDINATES | GAS VALVE |
| SPOT ELEVATION | ELECTRICAL TRANSFORMER |
| DISH ANTENNA | PROPERTY LINE |
| MICROWAVE ANTENNA | CHAIN LINK FENCE |
| TELECOMMUNICATIONS MONOPOLE | RIGHT-OF-WAY LINE |
| | WIRE OR BARBED WIRE FENCE |
| | EASEMENT LINE |

| TITLE COMMITMENT REFERENCE NUMBER | RECORDING REFERENCE (OFFICIAL RECORDS) | DESCRIPTION | STATUS ON PLAT |
|-----------------------------------|--|---|--|
| EXCEPTIONS A-C | NONE | TAX INFORMATION | NOT PLOTTABLE |
| EXCEPTIONS 1-2 | NOT APPLICABLE | WATER RIGHTS, RIGHTS OF THE PARTIES IN POSSESSION, EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS | NOT PLOTTED/DOESN'T AFFECT LEASE AREA |
| EXCEPTION 3, 7 & 10 | REC. OF SURVEY #826 REC. OF SURVEY #1121 REC. OF SURVEY #17197 | RIGHTS OR CLAIMS WHICH MAY EXIST | NOT PLOTTED/DOESN'T AFFECT LEASE AREA |
| EXCEPTION 4 | NOT APPLICABLE | COVENANTS, CONDITIONS, AND RESTRICTIONS | NOT PLOTTABLE |
| EXCEPTION 5 | REC. JAN. 9, 1984 AS INSTR. NO. 84-007660, OFFICIAL REC. | EASEMENT FOR PUBLIC UTILITIES, INGRESS/EGRESS | BLANKET DESCRIPTION / AFFECTS LEASE AREA |
| EXCEPTIONS 6 | REC. APRIL 11, 1986 AS INSTR. NO. 86-140927, OFFICIAL REC. | EASEMENT FOR PUBLIC UTILITIES, INGRESS/EGRESS | PLOTTED/DOESN'T AFFECT LEASE AREA |
| EXCEPTION 8 | REC. JULY 31, 1987 AS INSTR. NO. 87-592447, OFFICIAL REC. | RECORD DEED | NOT PLOTTED/DOESN'T AFFECT LEASE AREA |
| EXCEPTION 9 | REC. MARCH 10, 2000 AS INSTR. NO. 00-0123938, OFFICIAL REC. | EASEMENT FOR UNDERGROUND UTILITIES | NOT PLOTTABLE |
| EXCEPTION 11 | REC. MAY 31, 2005 AS INSTR. NO. 05-0452360, OFFICIAL REC. | EASEMENT FOR PUBLIC UTILITIES, INGRESS/EGRESS | NOT PLOTTED/DOESN'T AFFECT LEASE AREA |
| EXCEPTION 12 | REC. SEPT. 3, 1968 AS INSTR. NO. 151453, OFFICIAL REC. | EASEMENT FOR PUBLIC UTILITIES, INGRESS/EGRESS | PLOTTED/DOESN'T AFFECT LEASE AREA |
| EXCEPTION 13-17 | FILE NO. 11767729 | RIGHTS OR CLAIMS WHICH MAY EXIST | NOT PLOTTED/DOESN'T AFFECT LEASE AREA |

| | |
|---|---|
| TOP ANTENNA = 5798.7 (201.8' A.G.L.) | TOP OMNI = 5793.3 (196.4' A.G.L.) |
| TOP TOWER/BOT OMNI = 5784.0 (187.1' A.G.L.) | TOP CONIC MW = 5773.0 (176.1' A.G.L.) |
| BOTTOM CONIC MW = 5751.0 (154.1' A.G.L.) | TOP MW = 5732.0 (135.1' A.G.L.) |
| BOTTOM MW = 5722.0 (125.1' A.G.L.) | TOP MW = 5718.0 (121.1' A.G.L.) |
| BOTTOM CONIC MW = 5700.6 (103.7' A.G.L.) | BOTTOM MW = 5710.0 (113.1' A.G.L.) |
| TOP CONIC MW = 5683.7 (86.8' A.G.L.) | BOTTOM CONIC MW = 5660.7 (63.8' A.G.L.) |
| TOP CONIC MW = 5656.2 (59.3' A.G.L.) | TOP CONIC MW = 5662.0 (65.1' A.G.L.) |
| BOTTOM CONIC MW = 5633.2 (36.3' A.G.L.) | BOTTOM CONIC MW = 5643.6 (46.7' A.G.L.) |
| CONCRETE BASE = 5597.9 (1.0' A.G.L.) | GROUND = 5596.9 (0.0' A.G.L.) |



LESSOR'S LEGAL DESCRIPTION

SEE PAGE C-3

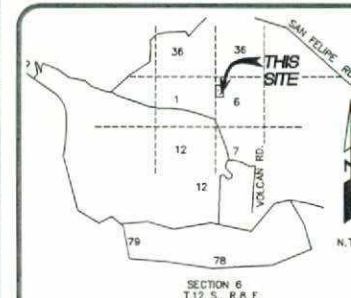
LEASE AREA LEGAL DESCRIPTION

ALL THAT PORTION OF PARCEL A OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 59°56'34" EAST, 180.79 FEET TO THE POINT BEGINNING; THENCE SOUTH 86°49'22" EAST, 20.00 FEET; THENCE SOUTH 03°10'38" WEST, 35.00 FEET; THENCE NORTH 86°49'22" WEST, 20.00 FEET; THENCE NORTH 03°10'38" EAST, 35.00 FEET TO THE POINT OF BEGINNING.

ACCESS EASEMENT DESCRIPTION

SEE PAGE C-1



VICINITY MAP - N.T.S.

BENCHMARK

PROJECT
ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOD 03 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION P486 JULIANBIN, ELEVATION 525' NAVD88.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM, CALIFORNIA STATE PLANE COORDINATE ZONE 6, DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE

11/07/09

SURVEYOR'S NOTES

REFERENCE IS MADE TO THE TITLE REPORT REFERENCE #2CA60005, ISSUED BY LAYERS TITLE INSURANCE, CORP., DATED NOVEMBER 3, 2009. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT INFORMATION

SITE NAME:

VOLCAN MOUNTAIN

2CA60005

SITE ADDRESS:

2973 VOLCAN MTN RANCH RD
JULIAN, CA 92036

A&E DEVELOPMENT



SITE BUILDER:



ENGINEER/CONSULTANT:



REVISIONS:

| REV. | DATE/BY: | DESCRIPTION: |
|------|-----------------|--------------|
| 0 | 11/16/09 MJD | PRELIMINARY |
| 1 | 2/24/10 RDG | REVIEW-FINAL |

APPROVALS:

| APPROVED BY: | INITIALS: | DATE: |
|--------------|-----------|-------|
| LANDLORD: | | |
| LEASING: | | |
| ZONING: | | |
| R.F.: | | |
| E/P: | | |
| C.P.M.: | | |

SHEET TITLE:

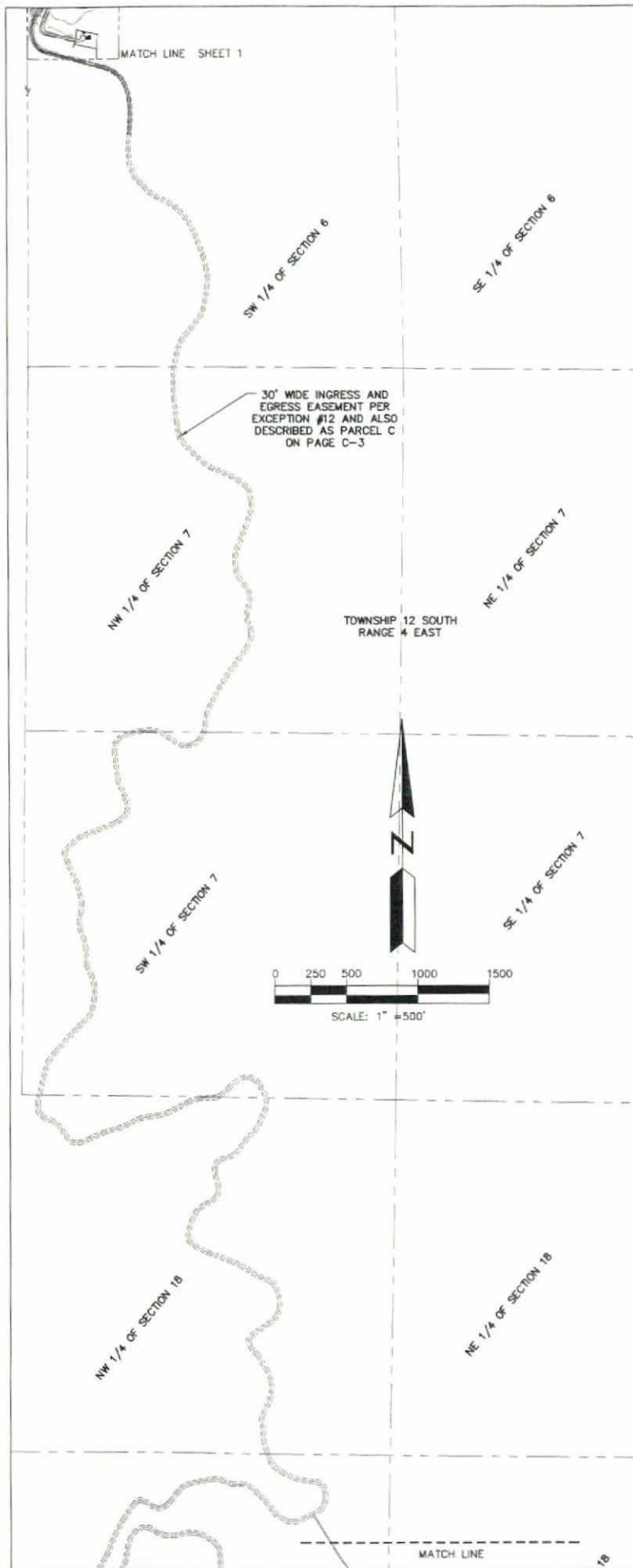
TOPOGRAPHIC
SURVEY

DRAWING INFO:

| DWG. NAME: | DRAWN BY: | DATE: |
|------------|-----------|----------|
| SCLA3851 | MJD | 11-09-09 |

SHEET NUMBER:

C-1 SHEET 1 OF 3



SITE NAME:
VOLCAN MOUNTAIN
2CA60005

SITE ADDRESS:
2973 VOLCAN MTN RANCH RD
JULIAN, CA 92036

A&E DEVELOPMENT



SITE BUILDER:



ENGINEER/CONSULTANT:



REVISIONS:

| REV. | DATE/BY: | DESCRIPTION: |
|------|-----------------|--------------|
| 0 | 11/16/09 MJD | PRELIMINARY |
| 1 | 02/24/10 RDG | REVIEW-FINAL |
| | | |
| | | |
| | | |
| | | |

APPROVALS:

| APPROVED BY: | INITIALS: | DATE: |
|--------------|-----------|-------|
| LANDLORD: | | |
| LEASING: | | |
| ZONING: | | |
| R.F.: | | |
| E/P: | | |
| C.P.M.: | | |

SHEET TITLE:

TOPOGRAPHIC
SURVEY

DRAWING INFO:

| DWG. NAME: | DRAWN BY: | DATE: |
|------------|-----------|----------|
| SCLA3851 | MJD | 11-09-09 |

SHEET NUMBER:

C-2 SHEET 2 OF 3

LESSOR'S LEGAL DESCRIPTION:

PARCEL A:

THAT PORTION OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING NORTH 00°02'38" EAST, 2,136.67 FEET, MEASURED ALONG SAID WESTERLY LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 6, SAID SOUTHWEST CORNER BEING A U.S.G.L.O. BRASS CAP MONUMENT SET IN 1915; THENCE NORTH 00°02'38" EAST, 490.00 FEET; MEASURED ALONG SAID WESTERLY LINE TO THE WEST QUARTER SECTION CORNER OF SAID SECTION 6, SAID WEST QUARTER SECTION CORNER BEING A U.S.G.L.O. BRASS CAP MONUMENT SET IN 1915; THENCE CONTINUING NORTH 00°02'38" EAST, ALONG THE NORTHERLY PROLONGATION OF SAID WESTERLY LINE, 310.00 FEET; THENCE SOUTH 89°57'22" EAST, 635.00 FEET; THENCE SOUTH 00°02'38" WEST ALONG A LINE PARALLEL WITH SAID WESTERLY LINE AND ITS NORTHERLY PROLONGATION 800.00 FEET; THENCE NORTH 89°57'22" WEST 635.00 FEET; MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO U.S. GEOLOGICAL SURVEY APPROVED MARCH 22, 1974, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THAT PORTION OF LAND SHOWN ON RECORD OF SURVEY OF MAP NO. 826 THAT BEARS NORTH 07°40' EAST, 2,140.93 FEET (RECORD NORTH 07°02'38" EAST, 2,136.67 FEET) FROM A 3-INCH DIAMETER POST WITH A BRASS CAP SET IN 1915 AS THE SOUTHWEST CORNER OF SAID SECTION 6, SAID POINT BEING A 2-INCH DIAMETER PIPE AND DISK MARKED R.E. 7211 ACCEPTED AS THE SOUTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL 1 IN A DEED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED SEPTEMBER 3, 1968 AS FILE NO. 151453 OF OFFICIAL RECORDS; THENCE SOUTH 89°44'1" EAST 70.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 77°44'16" WEST 150.00 FEET; THENCE NORTH 05°42'24" EAST 100.00 FEET; THENCE SOUTH 77°44'16" EAST 150.00 FEET; THENCE SOUTH 05°42'24" WEST 100.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER SECTION CORNER OF SAID SECTION 6, SAID WEST QUARTER SECTION CORNER BEING A U.S.G.L.O. BRASS CAP MONUMENT SET IN 1915; THENCE NORTH 00°02'38" EAST, 310.00 FEET, MEASURED ALONG THE NORTHERLY LINE PROLONGATION OF THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 89°57'22" WEST 136.66 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, AS SAID WESTERLY LINE IS SHOWN ON RECORD OF SURVEY MAP NO. 826, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, SAID LAST MENTIONED POINT BEING NORTH 23°44'45" WEST, 338.70 FEET, MEASURED ALONG SAID WESTERLY LINE OF THE POINT OF BEGINNING; THENCE SOUTH 23°44'45" EAST, 338.79 FEET, MEASURED ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

PARCEL C:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 30 FEET WIDE, TOGETHER WITH THE RIGHT TO MAKE NECESSARY CUTS AND FILLS, TO MAINTAIN SLOPES AND TO CONSTRUCT AND MAINTAIN DRAINAGE DITCHES, CULVERTS AND ALL OTHER APPURTENANCES AS MAY BE NECESSARY WITHIN OR NOT TO EXCEED 50 FEET BEYOND THE LIMITS OF SAID OF LAND 30 FEET WIDE, AND AN EASEMENT TO CONSTRUCT, PLACE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE AND REMOVE SUCH UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES AS GRANTEE MAY FROM TIME TO TIME REQUIRE TOGETHER WITH ALL NECESSARY FIXTURES AND APPURTENANCES UNDER AND UPON THAT CERTAIN REAL PROPERTY SITUATED IN UNINCORPORATED TERRITORY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: SECTIONS, 6, 7 AND 18, TOWNSHIP 12 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE CENTER LINE OF SAID STRIP OF LAND 30 FEET WIDE IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING SOUTH 07°02'38" WEST, 490.00 FEET, MEASURED ALONG SAID WESTERLY LINE FROM THE WEST QUARTER SECTION CORNER OF SAID SECTION 6, SAID WEST QUARTER SECTION CORNER BEING A U.S.G.L.O. BRASS CAP MONUMENT SET IN 1915; THENCE SOUTH 89°57'22" EAST, 324.22 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID TRUE POINT OF BEGINNING BEING A POINT IN THE SOUTHERLY LINE OF THE HEREINBEFORE DESCRIBED PARCEL 1;

THENCE FROM SAID TRUE POINT OF BEGINNING THE FOLLOWING COURSES AND DISTANCES: SOUTH 73°53'40" EAST, 227.82 FEET, SOUTH 62°48'57" EAST, 73.96 FEET; THENCE SOUTH 73°53'40" EAST, 227.82 FEET; SOUTH 62°48'57" EAST, 73.96 FEET; THENCE SOUTH 50°39'58" EAST 52.48 FEET; SOUTH 30°09'00" EAST 54.61 FEET; SOUTH 21°57'27" EAST, 61.49 FEET; SOUTH 7°50'00" EAST, 99.06 FEET;

LESSOR'S LEGAL DESCRIPTION CONTINUED:

SOUTH 0°48'23" EAST, 99.52 FEET; SOUTH 5°45'54" WEST, 99.45 FEET; SOUTH 3°33'15" WEST, 100.06 FEET; SOUTH 4°33'10" EAST, 99.73 FEET; SOUTH 23°25'11" EAST, 98.98 FEET; SOUTH 41°05'43" EAST, 50.00 FEET; SOUTH 42°54'59" EAST, 49.81 FEET; SOUTH 49°25'21" EAST, 58.33 FEET; SOUTH 57°13'55" EAST, 49.99 FEET; SOUTH 63°39'18" EAST, 99.98 FEET; SOUTH 57°21'00" EAST, 50.32 FEET; SOUTH 48°49'00" EAST, 50.21 FEET; SOUTH 41°50'00" EAST, 50.21 FEET; SOUTH 35°06'04" EAST 50.11 FEET; SOUTH 27°10'01" EAST, 99.82 FEET; SOUTH 20°53'33" EAST, 150.88 FEET; SOUTH 15°18'36" EAST, 86.98 FEET; SOUTH 6°48'04" EAST, 65.51 FEET; SOUTH 2°09'55" WEST, 66.25 FEET; SOUTH 7°01'53" WEST, 100.19 FEET; SOUTH 14°49'07" WEST, 52.10 FEET; SOUTH 24°08'33" WEST, 61.00 FEET; SOUTH 34°34'17" WEST, 50.77 FEET; SOUTH 41°32'45" WEST, 100.16 FEET; SOUTH 36°32'29" WEST, 61.28 FEET; SOUTH 25°06'58" WEST, 50.65 FEET; SOUTH 15°55'01" WEST, 50.30 FEET; SOUTH 10°53'13" WEST, 100.76 FEET; SOUTH 3°05'09" WEST, 100.28 FEET; SOUTH 2°37'46" EAST, 100.59 FEET; SOUTH 6°00'15" EAST, 184.33 FEET; SOUTH 7°34'10" EAST, 48.02 FEET; SOUTH 15°22'21" EAST, 50.21 FEET; SOUTH 36°09'38" EAST, 50.35 FEET; SOUTH 44°12'24" EAST, 100.27 FEET; SOUTH 47°19'36" EAST, 100.50 FEET; SOUTH 49°48'22" EAST, 64.73 FEET; SOUTH 57°44'24" EAST, 64.07 FEET; SOUTH 68°41'44" EAST, 100.33 FEET; SOUTH 65°19'16" EAST, 51.06 FEET; SOUTH 60°12'47" EAST, 60.02 FEET; SOUTH 51°56'48" EAST, 56.30 FEET; SOUTH 42°24'19" EAST, 50.33 FEET; SOUTH 33°56'08" EAST, 51.88 FEET; SOUTH 11°28'14" EAST, 46.82 FEET; SOUTH 9°28'14" WEST, 54.49 FEET; SOUTH 17°27'46" WEST, 100.44 FEET; SOUTH 22°30'09" WEST, 160.04 FEET; SOUTH 14°53'03" WEST, 59.05 FEET; SOUTH 0°38'01" WEST, 57.55 FEET; SOUTH 8°41'03" EAST, 48.84 FEET; SOUTH 22°27'13" EAST, 58.90 FEET; SOUTH 37°27'55" EAST, 62.31 FEET; SOUTH 33°39'54" EAST, 55.87 FEET; SOUTH 6°44'22" EAST, 49.99 FEET; SOUTH 14°40'45" WEST, 100.30 FEET; SOUTH 5°29'54" EAST, 47.31 FEET; SOUTH 19°59'36" EAST, 76.92 FEET; SOUTH 1°33'56" WEST 51.68 FEET; SOUTH 21°20'47" WEST, 73.56 FEET; SOUTH 36°04'41" WEST, 236.37 FEET; SOUTH 32°52'28" WEST, 100.08 FEET; SOUTH 28°28'36" WEST, 148.51 FEET; SOUTH 21°58'56" WEST, 58.38 FEET; SOUTH 6°11'00" WEST, 73.65 FEET; SOUTH 11°49'53" WEST, 53.63 FEET; SOUTH 28°28'47" WEST 52.80 FEET; SOUTH 47°53'20" WEST, 50.58 FEET; SOUTH 70°40'49" WEST, 50.27 FEET; SOUTH 83°56'43" WEST, 51.09 FEET; NORTH 64°10'59" WEST, 55.58 FEET; NORTH 56°04'31" WEST, 100.66 FEET; NORTH 67°11'17" WEST, 52.94 FEET; NORTH 84°29'09" WEST, 46.94 FEET; SOUTH 84°27'51" WEST, 68.16 FEET; SOUTH 76°03'43" WEST, 100.29; SOUTH 66°35'43" WEST 52.04 FEET; SOUTH 38°31'56" WEST 47.26 FEET; SOUTH 9°54'06" WEST, 62.00 FEET; SOUTH 7°58'26" EAST, 218.20 FEET; SOUTH 24°33'27" EAST, 100.22 FEET; SOUTH 22°09'11" EAST, 49.28 FEET; SOUTH 4°58'12" EAST, 54.72 FEET; SOUTH 30°29'40" WEST, 48.74 FEET; SOUTH 48°34'47" WEST, 49.77 FEET; SOUTH 60°59'38" WEST, 48.79 FEET; SOUTH 69°11'50" WEST, 256.97 FEET; SOUTH 48°46'53" WEST, 100.52 FEET; SOUTH 36°20'19" WEST, 48.51 FEET; SOUTH 18°28'02" WEST, 51.03 FEET; SOUTH 3°00'14" EAST, 71.27 FEET; SOUTH 18°26'16" EAST, 70.28 FEET; SOUTH 23°50'57" EAST, 146.57 FEET; SOUTH 16°44'14" EAST, 100.18 FEET; SOUTH 9°37'30" EAST, 62.90 FEET SOUTH 4°25'28" WEST, 59.59 FEET; SOUTH 10°59'52" WEST, 73.63 FEET; SOUTH 8°31'05" EAST, 50.78 FEET; SOUTH 21°59'36" EAST, 68.57 FEET; SOUTH 11°59'25" EAST, 58.60 FEET SOUTH 3°04'01" EAST, 125.79 FEET; SOUTH 24°57'37", 87.92 FEET; SOUTH 15°55'33" EAST, 53.38 FEET; SOUTH 44°21'15" EAST, 53.59 FEET; SOUTH 4°20'35" WEST, 55.09 FEET; SOUTH 8°05'31" WEST, 56.66 FEET; SOUTH 22°37'55" WEST, 57.80 FEET; SOUTH 43°32'48" WEST, 345.27 FEET; SOUTH 37°32'32" WEST, 90.21 FEET; SOUTH 17°04'40" WEST, 100.36 FEET; SOUTH 12°38'24" EAST, 119.80 FEET TO A POINT, SAID POINT BEING NORTH 82°32'43" EAST 129.07 FEET FROM A U.S.G.L.O. BRASS CAP MONUMENT SET FOR THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE CONTINUING ALONG THE FOLLOWING COURSES AND DISTANCES: SOUTH 10°54'32" WEST, 85.29 FEET; SOUTH 3°28'55" EAST, 51.52 FEET; SOUTH 41°01'42" EAST, 51.55 FEET; SOUTH 69°06'01" EAST, 71.16 FEET; SOUTH 54°45'53" EAST, 52.23 FEET; SOUTH 69°06'01" EAST, 71.16 FEET SOUTH 54°45'53" EAST, 52.23 FEET; SOUTH 34°49'31" EAST, 99.98 FEET; SOUTH 44°17'01" EAST, 54.32 FEET; SOUTH 88°38'10" EAST, 58.10 FEET; NORTH 69°12'03" EAST, 67.15 FEET; NORTH 65°44'47" EAST, 110.15 FEET; NORTH 75°15'41" EAST, 122.31 FEET; NORTH 67°34'00" EAST, 49.73 FEET; NORTH 64°20'33" EAST, 100.08 FEET; NORTH 77°43'30" EAST, NORTH 84°22'58" EAST, 69.17 FEET; NORTH 74°31'52" EAST, 61.31 FEET; NORTH 62°49'45" EAST, 171.77 FEET, NORTH 71°13'37" EAST, 72.93 FEET; NORTH 86°53'35" EAST, 127.14 FEET; NORTH 67°52'19" EAST, 37.05 FEET; NORTH 48°10'09" EAST, 84.47 FEET; NORTH 46°53'20" EAST, 62.39 FEET; NORTH 63°08'47" EAST, 57.09 FEET, NORTH 88°47'41" EAST, 51.57 FEET, SOUTH 59°12'12" EAST, 53.27 FEET; SOUTH 31°25'38" EAST, 100.23 FEET; SOUTH 14°28'10" EAST, 57.06 FEET; SOUTH 9°11'24" WEST, 56.18 FEET; SOUTH 22°25'52" WEST, 100.75 FEET; SOUTH 32°18'50" WEST, 57.57 FEET; SOUTH 44°10'443" WEST, 100.29 FEET; SOUTH 36°36'49" WEST 100.28 FEET; SOUTH 51°51'25" WEST, 50.39 FEET; SOUTH 75°34'14" WEST; 65.31 FEET; SOUTH 75°34'14" WEST; 65.31 FEET; SOUTH 59°30'12" WEST, 50.05 FEET; SOUTH 17°15'16" WEST, 50.47 FEET; SOUTH 9°35'59" EAST, 30.38 FEET; SOUTH 15°59'40" EAST, 72.25 FEET; SOUTH 2°23'28" WEST, 50.45 FEET; SOUTH 36°43'27" WEST, 50.54 FEET; SOUTH 59°45'38" WEST, 100.37 FEET; SOUTH 51°43'22" WEST, 50.51 FEET; SOUTH 26°23'50" WEST, 75.50 FEET; SOUTH 16°53'51" WEST, 100.10 FEET; SOUTH 14°10'01" EAST, 50.22 FEET; SOUTH 52°40'27" EAST, 60.51 FEET; SOUTH 65°24'28" EAST, 100.58 FEET; SOUTH 70°22'42" EAST 162.06 FEET, SOUTH 65°30'39" EAST, 94.40 FEET; SOUTH 57°11'32" EAST, 100.13 FEET; SOUTH 68°46'42" EAST, 100.33 FEET SOUTH 54°38'15" EAST, 50.00 FEET; SOUTH 28°26'26" EAST, 50.40 FEET; SOUTH 16°31'19" EAST, 50.49 FEET;

LESSOR'S LEGAL DESCRIPTION CONTINUED:

SOUTH 66°46'42" EAST, 100.33 FEET SOUTH 54°38'15" EAST, 50.00 FEET; SOUTH 28°26'26" EAST, 50.40 FEET; SOUTH 16°31'19" EAST, 50.49 FEET; SOUTH 6°57'38" EAST, 50.42 FEET; SOUTH 54°02'22" WEST, 50.45 FEET; SOUTH 31°33'52" WEST, 50.50 FEET; SOUTH 31°33'52" WEST, 50.50 FEET; SOUTH 47°24'07" WEST, 55.51 FEET; SOUTH 56°41'12" WEST, 141.54 FEET; SOUTH 38°48'39" WEST, 50.16 FEET; SOUTH 17°42'12" EAST, 50.60 FEET; SOUTH 40°42'21" EAST, 75.47 FEET; SOUTH 32°32'16" EAST, 131.07 FEET; SOUTH 24°48'03" EAST, 50.46 FEET; SOUTH 10°36'44" EAST, 50.41 FEET; SOUTH 3°05'27" WEST, 50.52 FEET; SOUTH 11°10'52" WEST, 50.57 FEET; SOUTH 21°26'10" WEST, 50.62 FEET; SOUTH 28°12'15" WEST, 50.65 FEET SOUTH 19°56'15" WEST, 50.86 FEET; SOUTH 13°04'18" EAST, 50.68 FEET; SOUTH 36°50'01" EAST, 100.66 FEET; SOUTH 22°15'46" EAST, 80.79 FEET; SOUTH 3°08'28" EAST 100.66 FEET; SOUTH 14°09'11" EAST, 75.43 FEET TO A POINT, SAID POINT BEING SOUTH 59°56'03" EAST, 2,077.02 FEET FROM A U.S.G.L.O. BRASS CAP MONUMENT SET FOR THE WITNESS CORNER TO THE WEST QUARTER OF SAID SECTION 18; THENCE CONTINUING ALONG THE FOLLOWING COURSES AND DISTANCES: SOUTH 21°06'26" EAST, 75.58 FEET; SOUTH 35°04'57" EAST, 50.74 FEET; SOUTH 56°35'58" EAST, 75.73 FEET; SOUTH 66°36'29" EAST, 100.75 FEET; SOUTH 76°57'45" EAST, 50.63 FEET; SOUTH 83°26'31" EAST, 100.71 FEET; SOUTH 50°46'37" EAST, 50.71 FEET; SOUTH 11°32'38" EAST, 50.67 FEET; SOUTH 1°22'56" EAST, 50.58 FEET; SOUTH 27°04'56" WEST, 50.59 FEET; SOUTH 47°44'25" WEST, 27.36 FEET; TO A POINT HEREINAFTER REFERRED TO AS POINT 1; THENCE CONTINUING ALONG THE FOLLOWING COURSES AND DISTANCES: SOUTH 57°23'07" WEST, 50.77 FEET; SOUTH 64°44'31" WEST, 70.60 FEET; SOUTH 69°25'29" WEST, 65.49 FEET; SOUTH 38°22'33" WEST, 100.23 FEET, NORTH 42°52'07" WEST, 100.48 FEET; NORTH 48°24'12" WEST, 60.48 FEET; NORTH 70°54'55" WEST, 52.76 FEET; SOUTH 89°18'49" WEST, 80.48 FEET; NORTH 89°57'53" WEST, 75.41 FEET; NORTH 81°49'43" WEST, 60.59 FEET; SOUTH 78°50'52" WEST, 183.55 FEET; SOUTH 64°51'22" WEST, 50.65 FEET; SOUTH 44°22'17" WEST, 50.63 FEET; SOUTH 37°39'26" WEST, 80.42 FEET; SOUTH 46°18'24" WEST, 50.45 FEET; SOUTH 70°01'09" WEST, 50.50 FEET; NORTH 70°37'59" WEST, 50.63 FEET; NORTH 53°26'26" WEST, 50.68 FEET; NORTH 70°49'40" WEST, 51.49 FEET; SOUTH 56°02'59" WEST, 50.61 FEET; SOUTH 35°55'48" WEST, 134.77 FEET; SOUTH 28°54'43" WEST, 113.17 FEET; SOUTH 22°44'46" WEST, 144.76 FEET; SOUTH 30°09'47" WEST, 211.43 FEET; SOUTH 21°37'27" WEST, 60.72 FEET; SOUTH 14°08'07" EAST, 60.76 FEET; SOUTH 71°36'57" EAST, 60.70 FEET; NORTH 55°53'30" EAST, 60.82 FEET; NORTH 29°06'55" EAST, 100.61 FEET; NORTH 34°32'05" EAST, 100.66 FEET; NORTH 25°40'19" EAST, 60.69 FEET; NORTH 10°00'59" EAST, 100.68 FEET; NORTH 14°45'58" EAST, 60.48 FEET; NORTH 37°02'04" EAST, 60.60 FEET; NORTH 59°03'14" EAST, 60.61 FEET; SOUTH 85°49'29" EAST, 50.41 FEET; SOUTH 58°32'34" EAST, 70.46 FEET, SOUTH 70°58'28" EAST, 50.54 FEET; SOUTH 87°42'27" EAST, 80.36 FEET; NORTH 77°40'52" EAST, 100.38 FEET; NORTH 89°43'02" EAST, 50.63 FEET; SOUTH 70°49'34" EAST, 50.50 FEET; SOUTH 59°58'01" EAST, 100.58 FEET; SOUTH 36°01'21" EAST, 50.53 FEET; SOUTH 74°81'12" EAST, 50.52 FEET; SOUTH 0°11'28" EAST, 100.44 FEET; SOUTH 8°22'38" EAST, 50.64 FEET; SOUTH 29°02'22" EAST, 50.60 FEET SOUTH 37°12'03" EAST, 50.45 FEET; SOUTH 22°26'30" EAST, 50.58 FEET; SOUTH 13°18'42" EAST, 94.22 FEET; SOUTH 37°01'14" EAST, 50.34 FEET; SOUTH 60°17'04" EAST, 100.22 FEET; SOUTH 77°58'58" EAST, 50.57 FEET; NORTH 82°44'56" EAST, 50.50 FEET; NORTH 75°51'13" EAST, 100.30 FEET NORTH 87°00'42" EAST, 60.61 FEET; SOUTH 74°14'19" EAST, 60.27 FEET; SOUTH 46°40'13" EAST, 60.45 FEET SOUTH 32°15'33" EAST, 100.46 FEET; SOUTH 25°44'21" EAST, 50.43 FEET; SOUTH 18°59'36" EAST, 70.37 FEET; SOUTH 32°11'22" EAST, 50.52 FEET; SOUTH 38°29'43" EAST, 80.21 FEET; SOUTH 22°38'13" EAST, 50.45 FEET; SOUTH 13°23'35" EAST, 60.36 FEET; SOUTH 19°14'31" EAST, 61.48 FEET; TO A POINT HEREINAFTER REFERRED TO AS POINT 2; THENCE CONTINUING SOUTH 47°43'31" EAST, 50.40 FEET; SOUTH 75°43'18" EAST, 50.33 FEET; SOUTH 89°38'57" EAST, 70.49 FEET; NORTH 80°09'15" EAST, 70.60 FEET; NORTH 69°38'37" EAST, 161.28 FEET; NORTH 63°26'16" EAST, 50.57 FEET; NORTH 52°07'26" EAST, 50.35 FEET; NORTH 41°55'00" EAST, 96.09 FEET; NORTH 55°40'09" EAST, 143.23 FEET; NORTH 50°40'40" EAST, 50.49 FEET; NORTH 43°20'35" EAST, 194.54 FEET; NORTH 41°47'40" EAST, 32.84 FEET; NORTH 58°43'39" EAST, 55.37 FEET; NORTH 66°03'42" EAST, 62.43 FEET; NORTH 57°13'51" EAST, 85.61 FEET, NORTH 47°40'22" EAST, 45.53 FEET; NORTH 38°33'12" EAST, 77.71 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 67.00 FEET, A RADIAL LINE FROM THE BEGINNING OF SAID CURVE BEARS SOUTH 52°22'10" EAST; THENCE NORTHERLY, EASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 191°02'58", AN ARC LENGTH OF 223.41 FEET; THENCE CONTINUING ALONG THE FOLLOWING COURSES AND DISTANCES: SOUTH 60°29'58" WEST, 50.71 FEET; SOUTH 69°29'31" WEST, 60.69 FEET; SOUTH 62°58'50" WEST, 65.57 FEET; SOUTH 50°52'32" WEST, 70.53 FEET; SOUTH 40°46'27" WEST, 70.51 FEET; SOUTH 24°21'21" WEST, 65.36 FEET; SOUTH 18°50'48" WEST, 100.34 FEET; SOUTH 24°19'36" WEST, 80.47 FEET; SOUTH 34°50'04" WEST, 70.40 FEET; SOUTH 43°11'14" WEST, 60.56 FEET; SOUTH 19°49'31" WEST, 50.43 FEET; SOUTH 8°10'48" EAST, 50.45 FEET; SOUTH 30°20'54" EAST, 50.43 FEET; SOUTH 69°32'09" EAST, 50.31 FEET; SOUTH 86°47'00" EAST, 40.56 FEET; SOUTH 60°04'00" EAST, 50.50 FEET; SOUTH 25°48'05" EAST, 50.49 FEET;

LESSOR'S LEGAL DESCRIPTION CONTINUED:

SOUTH 3°54'38" EAST, 40.39 FEET; SOUTH 7°20'232" WEST, 128.99 FEET; SOUTH 14°18'30" WEST, 60.48 FEET; SOUTH 27°18'37" WEST, 100.81 FEET, SOUTH 20°22'27" WEST, 50.64 FEET; SOUTH 14°52'44" WEST, 57.46 FEET; TO A POINT, SAID POINT BEING SOUTH 48°34'46" EAST, 389.94 FEET FROM A SIX-INCH CONCRETE PIPE FILLED WITH CONCRETE WITH A THREE-INCH BRASS CAP MONUMENT STAMPED "L.S. 1880--CORNER NO. 41-- 1939"; SAID CORNER NO. 41 IS SHOWN ON RECORD OF SURVEY MAP NO. 826 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF SAN DIEGO, RANCHO SANTA YSABEL CORNER NO. 14 LIES SOUTH 78°39'32" EAST, 2,528.15 FEET FROM SAID CORNER NO. 41, SAN RANCHO SANTA YSABEL CORNER NO. 14 BEING A SIX-INCH CONCRETE PIPE FILLED WITH CONCRETE WITH A COPPER DISC STAMPED "CORNER NO. 14--RANCHO SANTA YSABEL--L.S. 2129--1948"; THENCE, SOUTH 36°07'25" WEST, 53.75 FEET; THENCE SOUTH 54°34'55" WEST, 72.78 FEET; TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 75.50 FEET; A RADIAL LINE FROM THE BEGINNING OF SAID CURVE BEARS SOUTH 46°32'05" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°26'28" AN ARC LENGTH OF 100.73 FEET, TO A POINT HEREINAFTER REFERRED TO AS POINT 3; THENCE CONTINUING EASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 103°33'32", AN ARC LENGTH OF 136.46 FEET; THENCE CONTINUING ALONG THE FOLLOWING COURSES AND DISTANCES: NORTH 49°30'10" EAST, 50.65 FEET; NORTH 32°23'40" EAST, 51.05 FEET NORTH 8°18'10" EAST, 34.89 FEET; NORTH 41°04'45" WEST, 60.43 FEET; NORTH 4°30'36" EAST, 50.18 FEET; NORTH 30°25'56" EAST, 53.37 FEET; NORTH 43°45'46" EAST, 50.41 FEET; NORTH 52°01'09" EAST, 100.27 FEET; NORTH 42°46'06" EAST, 60.52 FEET; NORTH 24°11'13" EAST, 60.62 FEET; NORTH 174°53" EAST, 50.49 FEET; NORTH 14°09'10" WEST, 100.34 FEET; NORTH 19°31'40" WEST, 100.48 FEET; NORTH 2°48'30" WEST, 50.65 FEET; NORTH 24°38'34" EAST, 50.51 FEET; NORTH 49°47'34" EAST, 50.54 FEET; SOUTH 74°08'33" EAST, 40.50 FEET; SOUTH 64°28'18" EAST, 130.67 FEET; SOUTH 57°49'14" EAST, 100.16 FEET; NORTH 62°24'24" EAST, 50.56 FEET; SOUTH 75°49'54" EAST, 70.68 FEET; SOUTH 82°58'02" EAST, 70.69 FEET; SOUTH 88°55'46", 70.66 FEET; NORTH 75°59'51" EAST, 50.45 FEET; NORTH 59°27'38" EAST, 50.58 FEET; NORTH 52°58'52" EAST, 100.33 FEET; NORTH 44°54'22" EAST, 50.54 FEET; NORTH 21°47'07" EAST, 50.54 FEET; NORTH 3°28'06" WEST, 60.69 FEET; NORTH 16°15'51" WEST, 100.69 FEET; NORTH 15°19'13" WEST, 60.46 FEET; NORTH 0°17'43" WEST, 60.52 FEET; NORTH 16°12'15" EAST, 60.63 FEET; NORTH 29°03'40" EAST, 50.50 FEET; NORTH 45°34'10" EAST, 50.50 FEET; NORTH 65°56'01" EAST, 308.53 FEET; NORTH 76°29'08" EAST, 51.00 FEET; SOUTH 89°21'39" EAST, 39.26 FEET; SOUTH 70°12'46" EAST, 45.10 FEET TO A POINT SAID POINT BEING NORTH 27°12'29" WEST, 1,599.07 FEET; FROM SAID RANCHO SANTA YSABEL CORNER NO. 14 THE SAID LINES OF SAID STRIP OF LAND 30 FEET WIDE SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE SOUTHERLY LINE OF THE HEREINBEFORE DESCRIBED PARCEL A AND THE WESTERLY LINE OF THE COUNTY ROAD KNOWN AS VOLCAN ROAD.

PARCEL D:

AN EASEMENT OVER AND ACROSS A STRIP OF LAND 10 FEET WIDE TO CONSTRUCT, PLACE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE AND REMOVE UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES AS GRANTEE MAY TIME TO TIME REQUIRE TOGETHER WITH ALL NECESSARY FIXTURES AND APPURTENANCES UNDER AND UPON THAT CERTAIN REAL PROPERTY SITUATED IN UNINCORPORATED TERRITORY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: SECTION 18, TOWNSHIP 12 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN SAID COUNTY AND STATE, THE CENTER LINE OF SAID STRIP OF LAND 10 FEET WIDE DESCRIBED AS FOLLOWS: BEGINNING AT POINT 1 REFERRED TO IN THE LAND HEREINABOVE DESCRIBED AND DESIGNATED AS PARCEL C;

THENCE ALONG THE FOLLOWING COURSES AND DISTANCES: SOUTH 31°40'20" EAST, 355.04 FEET; SOUTH 36°34'10" EAST, 102.98 FEET; SOUTH 65°46'55" EAST, 32.85 FEET; SOUTH 8°45'50" EAST, 68.70 FEET; SOUTH 6°55'58" WEST, 524.48 FEET; SOUTH 19°32'33" WEST, 257.63 FEET; SOUTH 26°35'33" WEST, 54.18 FEET; MORE OR LESS, TO POINT 2 REFERRED TO IN THE LAND HEREINABOVE DESCRIBED AND DESIGNATED AS PARCEL 2; THENCE CONTINUING ALONG THE FOLLOWING COURSES AND DISTANCES: SOUTH 60°57'07" EAST, 78.33 FEET; SOUTH 69°05'47" EAST, 175.12 FEET; SOUTH 36°23'47" EAST, 199.68 FEET; SOUTH 65°58'37" EAST, 219.75 FEET; 42°06'52" EAST, 161.80 FEET; SOUTH 23°23'42" EAST, 71.95 FEET; SOUTH 3°49'33" WEST, 186.33 FEET; SOUTH 49°55'17" EAST 79.70 FEET; MORE OR LESS, TO POINT 3 REFERRED TO IN THE LAND HEREINABOVE DESCRIBED AND DESIGNATED AS PARCEL C. EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN HEREINABOVE DESCRIBED PARCEL C.

APN: 249--021--01

SITE NAME:

VOLCAN MOUNTAIN
2CA60005

SITE ADDRESS:

2973 VOLCAN MTN RANCH RD
JULIAN, CA 92036

A&E DEVELOPMENT



SITE BUILDER:



ENGINEER/CONSULTANT:



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